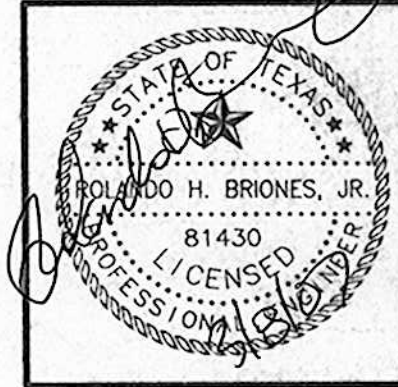


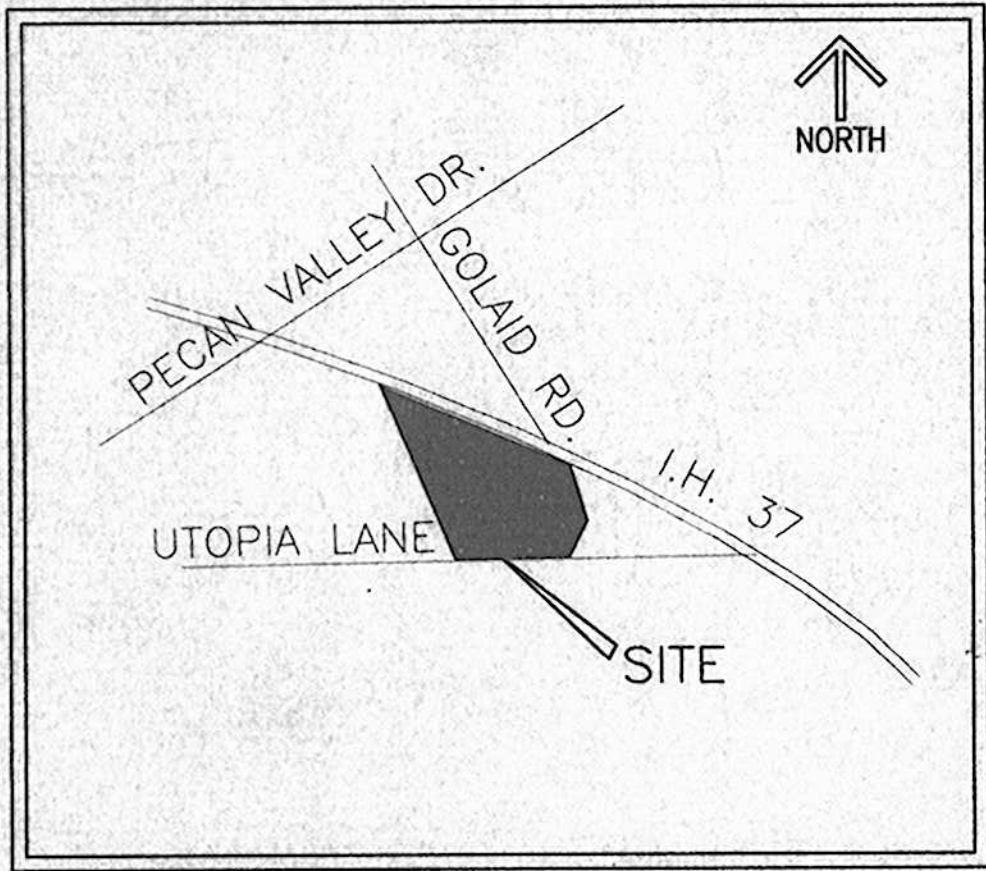
REVISIONS	
date	description
05/06	COSA REVIEW
01/07	COSA REVIEW

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828-1432 fax



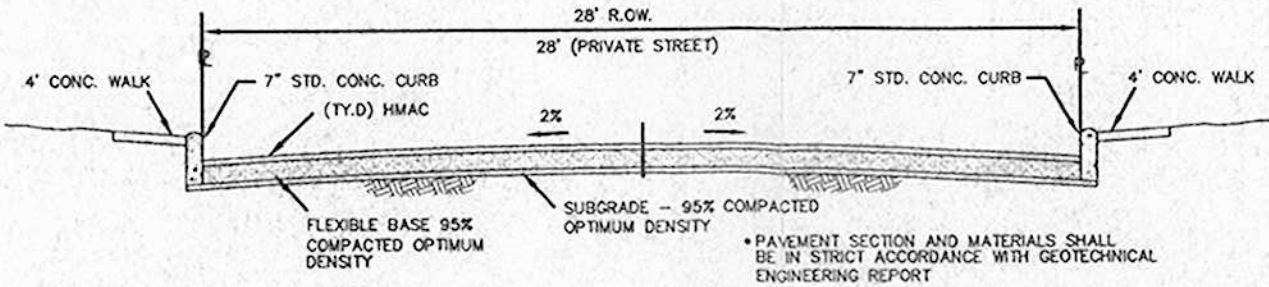
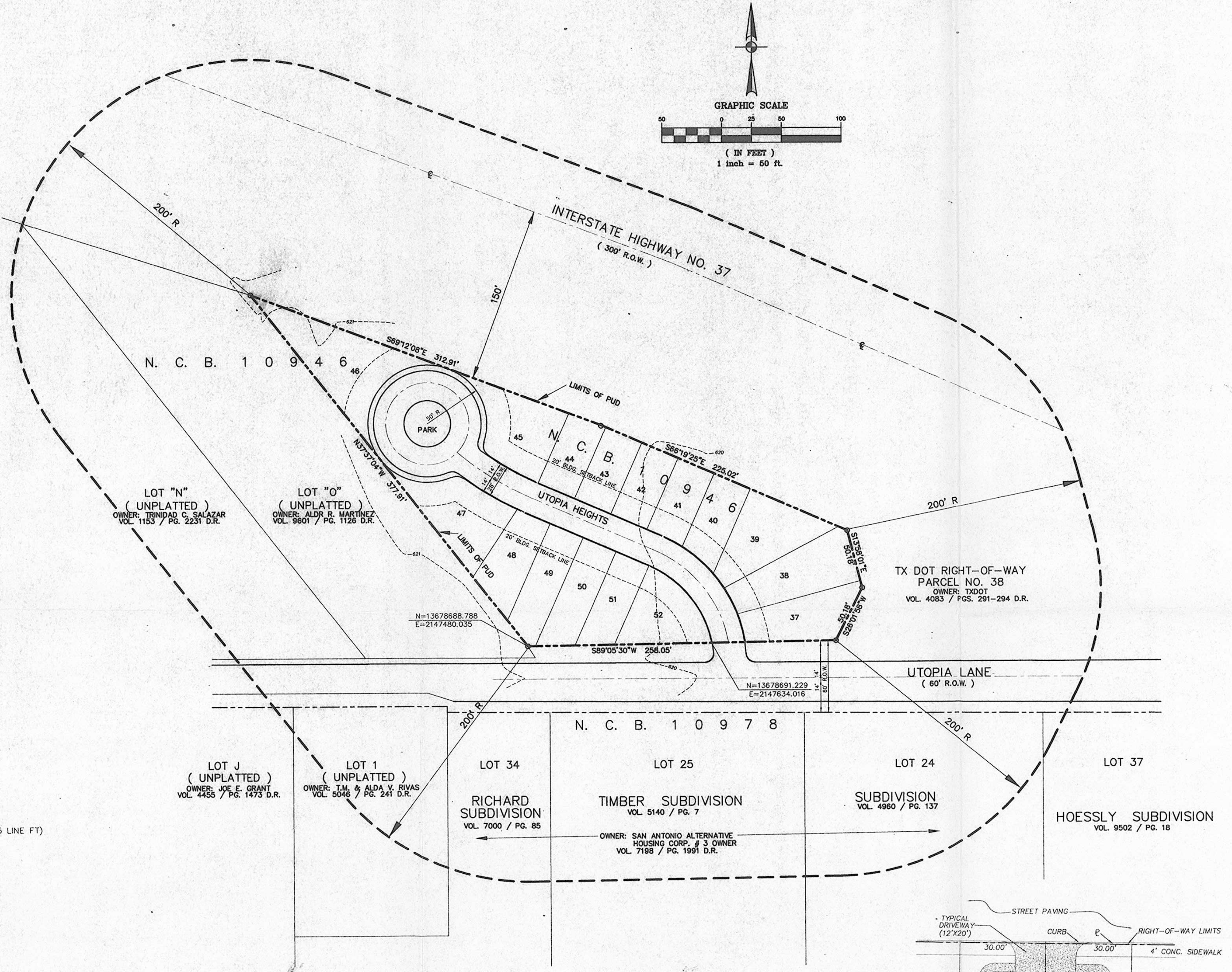
P.U.D. PLAN
UTOPIA HEIGHTS SUBDIVISION
BEXAR COUNTY, TEXAS

DATE: 03-21-06
JOB No.
1 SHEET OF

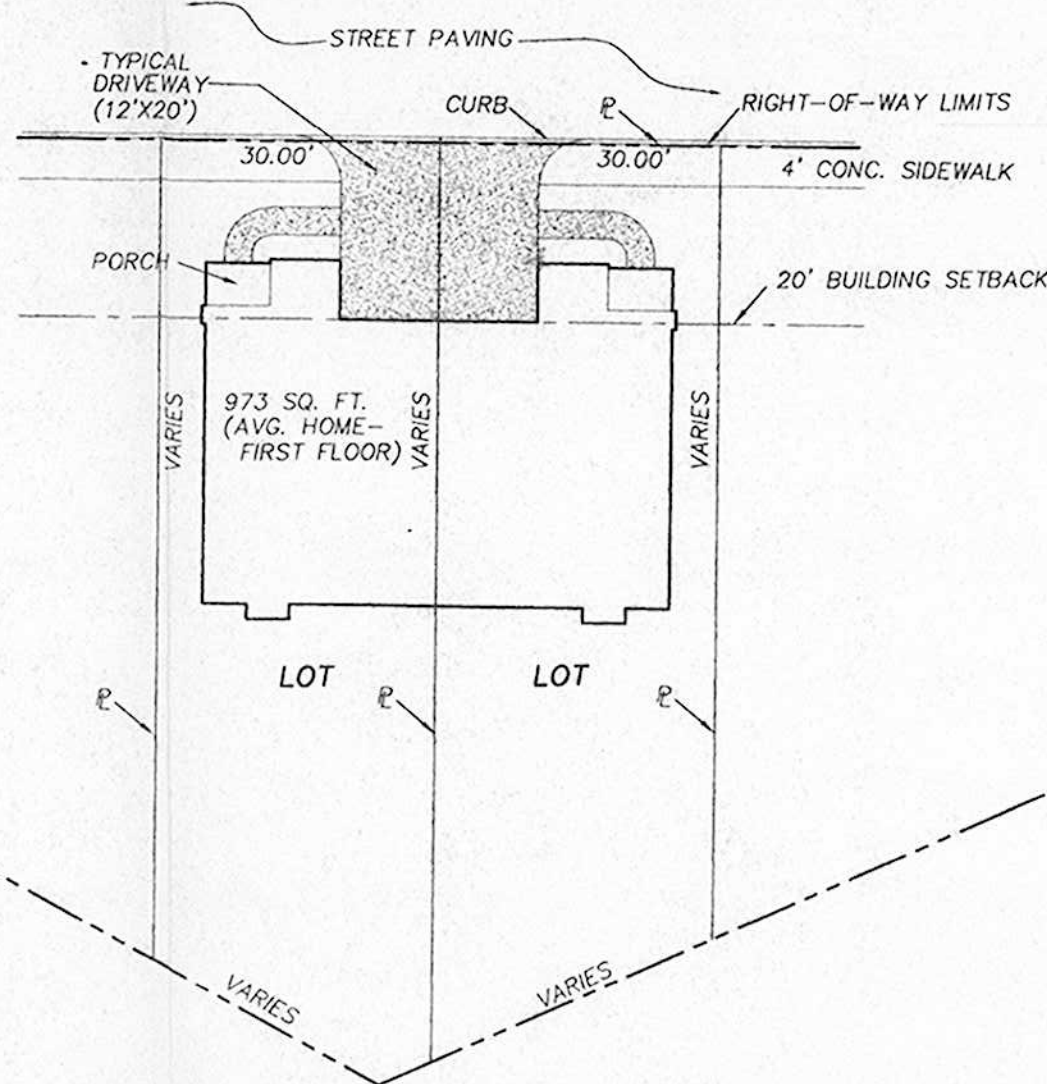


LOCATION MAP

SUBDIVISION NAME: UTOPIA HEIGHTS SUBDIVISION
CITY PLAN ID NUMBER:
OWNER/DEVELOPER: MICHAEL McLEAN
ADDRESS: 3236 CRYSTAL PATH
SAN ANTONIO, TEXAS 78259
DESIGNER / ENGINEER: BRIONES CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
ADJACENT PROPERTY OWNERS: SEE PLAN
LEGAL: A 1.49 ACRE TRACT OF LAND OUT OF THE REMAINING
PORTION OF LOT 28 N.C.B. 10946 KNOWN AS EPWORTH
METHODIST CHURCH SUBDIVISION RECORDED IN VOL. 5140
PG. 63, BEXAR COUNTY, TEXAS.
PROPOSED LAND USE: THE PROPOSED LAND USE IS RESIDENTIAL
FLOOD PLAIN: THERE IS NO FLOOD PLAIN ON THE PROPERTY.
E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARD'S
AQUIFER ZONE.
STREET: THE STREET WILL BE A PRIVATE ACCESS LANE. APPROXIMATELY (225 LINE FT)
GATED STATUS: THE SUBDIVISION WILL NOT BE GATED.
NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.
BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH
CENTRAL ZONE USING U.S. SURVEY FEET.
PROPERTY ZONING: PLANNED UNIT DEVELOPMENT - MF33
TOTAL PROPERTY ACREAGE: 1.49 ACRES
TOTAL NUMBER OF LOTS: 16
PAVED SQUARE FOOTAGE: 13006 S.F.
TOTAL AREA OF OPEN SPACE: 51989.4294 sq.ft. (1.1914 AC.)
CALCULATIONS:
DENSITY: 16 LOTS / 1.49 ACRES =10.7382 LOTS PER ACRE



TYPICAL STREET SECTION
NOT TO SCALE
NOTE: SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY'S UNIFIED DEVELOPMENT CODE.



TYPICAL LOT
(NOT TO SCALE)

06-014
THIS PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN OF UTOPIA HEIGHTS SUBDIVISION, P.U.D. HAS BEEN SUBMITTED
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY
APPROVED BY SUCH COMMISSION.
DATED THIS 28 DAY OF March A.D., 2007
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Rolando Briones

DATE: March 28, 2007

Address: 8118 Broadway
San Antonio, TX 78269

FROM: Larry Odis, Case Manager

COPIES TO: File

SUBJECT: PUD# 06-014

Name: Utopia Heights

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED with conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DSD – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided

by the developer, on and before the completion of Utopia Heights PUD, at no cost to the City of San Antonio:

- All roadways shall conform to Table 506-7 Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).